



OFFERING DETAILS

Maximum Offering Size: \$11,000,000

Property Location: 144.511 acres located in Madison County, Georgia

Offering Structure: Regulation D Private Placement, Rule 506(c)

Unit Price: \$25,000

Minimum Investment: \$25,000 (1 Unit)

Maximum Units Available: 440 Units

Eligible Investors: Accredited Investors Only

WHO MAY INVEST

The offer and sale of the Units is being made in reliance on an exemption from the registration requirements of the Securities Act and applicable state securities laws. Accordingly, distribution of the Private Placement Memorandum (the “PPM”) and any supplements has been strictly limited to persons who are “accredited investors.” The Company reserves the right, in its sole and absolute discretion, to declare any prospective Investor ineligible to purchase Units based on any information that may become known or available to the Company concerning the suitability of such prospective Investor, for any other reason, or for no reason.

An investment in the Units involves a high degree of risk and may only be purchased by persons of substantial financial means who have no need for liquidity in this investment. This investment will be sold only to prospective Investors who purchase a minimum of one (1) Unit for a minimum purchase of \$25,000, except that the Manager may waive or reduce said minimum in its sole and absolute discretion, and who represent in writing that they satisfy the suitability requirements set for within the PPM. Investors must consult their own advisors before making an investment and must be willing to bear the risk of a total loss of their investment.

Please read the Private Placement Memorandum before investing.



COLBERTS MILL CAPITAL, LLC

ABOUT THE OFFERING

Colberts Mill Capital, LLC, a Delaware limited liability company (the “Company”), is offering Units of membership interest (the “Units”) to Accredited Investors only at an offering price of \$25,000 per Unit in order to acquire a ninety-five percent (95%) ownership interest (or 95 units) in Colberts Mill Farm, LLC, a Georgia limited liability company (“Colberts Mill”), from Colberts Mill’s current member (the “Colberts Mill Interest”). Colberts Mill owns approximately 144.51 acres of land in Madison County, Georgia, located 3 miles northwest of Colbert, Georgia, and approximately 80 miles east of Atlanta.

The primary purpose of the Offering is to raise funds to permit the Company to (1) redeem 440 units of membership interest in the Company from GreneCo Holdings, LLC, the Company’s current member, pursuant to the Redemption Agreement (Exhibit I of PPM); (2) acquire and own the Colberts Mill Interest, thus acquiring a majority ownership interest in Colberts Mill for the purchase price of \$4,000,000 from Colberts Mill’s majority member, pursuant to the terms and conditions set forth in the Purchase Agreement (Exhibit A of PPM); and (3) to cause Colberts Mill to continue to hold the Real Property for investment or approve the taking of any other action with respect to the Real Property, including, without limitation, seeking to cause Colberts Mill to preserve the Real Property in its natural state by promoting the conservation of the Real Property through a grant of a conservation easement to a qualified organization or pursuing the Colberts Mill Development Plan (see Exhibit G of PPM).

Neither the Securities and Exchange Commission nor any state securities commission has approved or disapproved of these securities or passed upon the adequacy or accuracy of the PPM. Any representation to the contrary is a criminal offense.

CURRENT PLANS FOR THE PROPERTY

Following the closing of the Offering, Members of the Company may elect one of the following options:

- 1) Develop the Property into a granite mining operation, which will include a 46.6-acre pit mined to a depth of 650 feet; 54 acres for overburden storage; and 10.5 acres for the processing plant. Geological studies show reserves of 35.4+ million tons. Local markets will support a yield of 23.7 million tons over a projected mine-life of 20 years.**
- 2) Place a Conservation Easement on the Property and make a Charitable Conservation Donation of the land to a qualified organization such as Heritage Preservation Trust, Inc., a South Carolina nonprofit corporation.**
- 3) Continue to hold the Property for Investment.**

The Company will cause Colberts Mill to pursue the option selected by a majority of the Members in the Final Member Vote.

There are significant risks from pursuing any of the three options. Prospective Investors should read the entire Private Placement Memorandum (the “PPM”) before making a decision to invest.

COLBERTS MILL CAPITAL, LLC

PROPERTY LOCATION & MAPS



COLBERTS MILL FARM, LLC



Please read the Private Placement Memorandum for further description of the Colberts Mill property.